

**City of Greensboro Planning Department
Zoning Staff Report
September 11, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: C
Location: 1223 Summit Avenue (Southwest quadrant of Summit Avenue and Meadow Street)

Applicant: Amos C. Faucette II
Owner: Amos C. Faucette II

From: RS-9
To: CD-NB

Conditions: 1) Existing structure shall be retained.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Single Family Residential
Acreage	0.22
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	RS-9
<i>South</i>	Single Family Residential	RS-9
<i>East</i>	Single Family Residential	RS-7
<i>West</i>	Single Family Residential	RS-9

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-NB (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
CD-NB: Primarily intended to accommodate very low intensity office, retail, and personal service uses within residential areas. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which primarily attract passing motorists. Compatibility with nearby residences is reflected in design standards for both site layout and buildings. See Conditions for additional restriction.

TRANSPORTATION	
Street Classification	Summit Avenue – Major Thoroughfare, Meadow Street – Local Street.
Site Access	GDOT will approve a maximum of one access point on Meadow Street as far away from the intersection of Meadow Street and Summit Avenue. All proposed access points must meet the City of Greensboro Standards.
Traffic Counts	Summit Avenue ADT = 22,100.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	15% of the total site for lots less than 55,000 square feet
South	
East	
West	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

POLICY 7A.2: Encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The property at the northwest quadrant of Summit Avenue and Meadow Street was proposed for Limited Office zoning. The Zoning Commission unanimously denied that request on September 14, 1998. Staff recommended denial of that request based on the view that it was a detrimental intrusion of nonresidential zoning into a long established residential neighborhood and it was not in harmony with the character of the neighborhood. Staff felt that approval of the request would create an adverse precedent as far as future rezoning proposals were concerned. The area to the north, which in part contains McIver School, had existed in the same configuration since it was rezoned to an institutional classification in 1957. Since the zoning along Summit Avenue, aside from this long-standing institutional area, had remained residential in use and stable over the years, staff felt that the LO rezoning should be denied.

The Neighborhood Business zoning district contains the following additional requirements which are designed to help ensure that commercial or service uses are compatible with adjacent and nearby residential development:

- 1) No more than 3,000 square feet of gross floor area per use is permitted on a lot.
- 2) Outside storage is prohibited.
- 3) Hours of operation are restricted to between 6:00 a.m. and midnight.
- 4) Drive-thru sales and services are not permitted.
- 5) Exterior lighting is limited to indirect illumination and safety lighting, and (for signs only) cut-out letter lighting. All exterior lighting must be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent properties. No exterior lighting shall be located higher than 15 feet above ground or pavement.
- 6) All off-street parking must be located to the rear of the building.
- 7) Buildings shall be reflective of the architectural styles, exterior materials, and colors of nearby residences.

The Low Residential land use classification on the Generalized Future Land Use Map (GFLUM) of Connections 2025 accommodates small supportive uses such as grade schools, churches, and neighborhood-serving commercial areas that are not always depicted on the GFLUM. While this rezoning proposal is consistent with a number of Connections 2025 goals and policies, it does not integrate sufficient measures to protect the stability of the adjacent neighborhood from the potential negative impacts of commercial zoning.

GDOT: No additional comments.

Water Resources: No additional comments.

Housing & Community Development: Recommend against the rezoning on the basis that it would be a detrimental intrusion of nonresidential zoning into a long established residential neighborhood and would not be in harmony with the character of the neighborhood. If approved, recommend that additional conditions be listed, namely: Signage limited to wall-mounted configuration, and indirectly illuminated.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial.